

ABOUT GROWTH

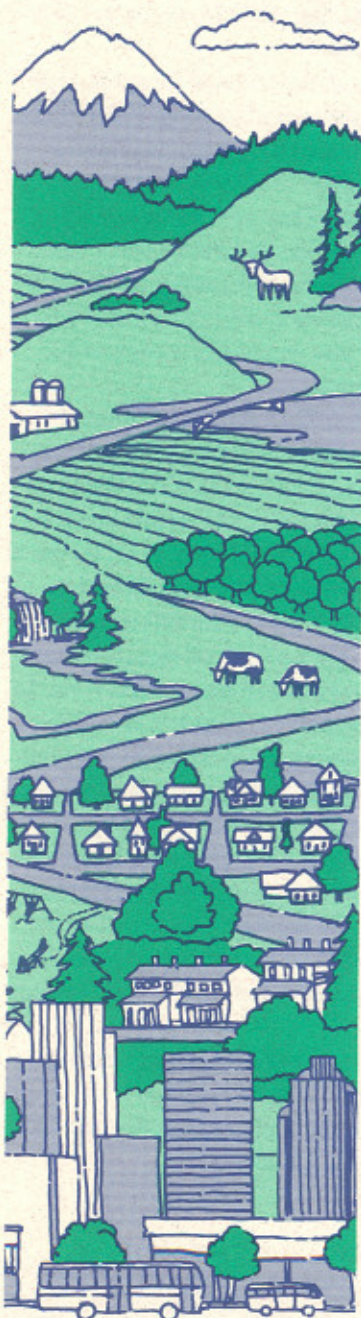
A Quarterly Publication About Growth Management

Fall 1995



**WASHINGTON STATE
COMMUNITY, TRADE AND
ECONOMIC DEVELOPMENT**

Building Foundations for the Future



Seattle's MUP is a model for consolidated permitting

By Cliff Portman, Manager
Land Use Review Section, City of Seattle

When all land use decisions for a permit—including environmental review—are combined into one process, improved predictability, streamlined decision making, and consistent application of regulations can occur.

One successful model is Seattle's master use permit—the "MUP"—concept. It provides uniform notice, one decision, and a combined appeal hearing.

The MUP joins all permit components into a coordinated analysis performed by one land use planner, who receives public comment generated by user-friendly, standardized notice methods. When appealed, the project is subject to one hearing by a hearing examiner on all appealed issues.

Seattle's MUP concept meets most of the consolidated permit objectives required by ESHB 1724 because MUP was created for most of the same reasons. In the early 1980s, as Seattle became deluged with development activity, it was clear that independent, sequential review processes for each land use approval required for a project was too time consuming, duplicative, and often conflicting.

To solve these problems, permitting decisions were consolidated into one department, the Department of Construction and Land Use. The various permit types were grouped according to the review process they share in common.

A Land Use Information Bulletin is published weekly by DCLU. It serves as a uniform notice for the different types of land use actions that have been initiated by recent applications. Depending on the permit types involved, other notice also is served including "300-foot" mailings, posting of placards, installation of on-site large signs, and newspaper advertisements.

The notice initiates one comment period for all MUP components associated with a project. Comments are directed to the assigned land use planner. The planner screens the project for completeness prior to notice and participates in any preapplication meeting.

After the 15-day comment period, the planner writes one report that includes analyses and decisions on each of the project's land use components. If the project includes council land use decisions, then the report contains recommendations for them.

The report analyzes environmental impacts under SEPA last, to ensure that SEPA authority is applied only when mitigation has not been achieved through the other MUP components. SEPA is used as a safety net that defers to the mitigation provided by other codes and regulations.

When the report is finished, a notice of decision is published in the Land Use Bulletin and a 15-day appeal period begins.

For projects needing council approval, the notice also includes the hearing examiner hearing date, which is set with any appeal hearing on the project's other land use components.

Under the master use permit concept, an applicant has several options to help ensure his or her project is undergoing the most timely and cost-effective review. The applicant may choose to combine all required permits into one MUP.

If the applicant feels that the land use reviews may result in project changes and appeals, the construction plans can be deferred. Once land use approvals are secured, the applicant can then submit construction plans that will not be subject to expensive changes. Similarly, if a project's viability depends on a variance or short plat, the applicant can seek these first.

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Mike Fitzgerald, Director
Steve Wells, Assistant Director
Holly Gadbow, Planner
Rita R. Robison, Editor

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SEPA/GMA grant highlights offered as a spark for ESHB 1724 work

By Steve Wells
Assistant Director, Growth Management Services

Combining growth management and state environmental laws is a tough job. One look at ESHB 1724, the SEPA/GMA regulatory reform measure lawmakers passed this spring, confirms it.

This newsletter offers highlights from small targeted technical assistance grants and larger SEPA/GMA integration grants for local governments to consider. In addition, we asked Carol Eychaner, land use planner and consultant, to review the citizen participation aspects of the grants. A summary of her preliminary report is on page 8.

In 1993, CTED set aside nearly \$90,000 for targeted technical assistance grants (see page 8).

In 1994, lawmakers earmarked funds for grants to cities and counties for planning projects that effectively integrate SEPA and GMA. CTED awarded funds as follows: King County, \$75,000; Spokane County, \$220,000; Yakima County, \$250,000; Everett, \$265,000; Tacoma, \$250,000; and Duvall, \$50,000. Some good work was done and valuable lessons were learned in these projects. Progress reports on these grant projects begin on page 3.

CTED considers the cautious progress these grants represent to be first steps in figuring out the SEPA/GMA puzzle. Local governments report the deadlines were tight for completing their grant work. They also mentioned it was difficult to change 20 years of environmental review traditions.

However, much was learned from the 1994 grants about what successful SEPA/GMA work looks like and how to achieve it. Progress has been made, but greater efficiencies still can be gained.

While all grant moneys have been given to local governments for the 1994 SEPA/GMA projects, some of the communities are continuing work on their projects.

Call CTED at 360-753-2222 for information about the 1994 SEPA/GMA grant projects.

Further challenges await us as we enter the next round of growth management work. ESHB 1724 sets out very specific requirements for local governments on land use permits. (See page 1 for information on Seattle's permit system.) The new law also takes significant steps in bringing SEPA, GMA and the Shoreline Management Act closer together.

CTED is in the midst of developing its technical assistance plan under ESHB 1724. Five communities have been awarded a total of \$150,000 to develop integrated permit models. They are Olympia, Mill Creek, Kennewick, and Pierce and Clark counties. Workshops featuring the models will be offered early next year. Call 360-753-2222 if you would like a copy of the project proposals.

This fall, CTED, the Association of Washington Cities and others will offer a workshop on "ESHB 1724: Consolidating Your Permit Process." It is scheduled for November 15 from 8:30 a.m. to 4:30 p.m. at the SeaTac Hilton. Call Susan Greenlee, AWC, at 360-753-4137 for information.

We also are working on details of how and when moneys will be awarded from the Growth Management Planning and Environmental Review Fund set up by lawmakers earlier this year. The purpose of the fund is to help pay for environmental impact statements that are integrated with comprehensive or subarea plans and development regulations. By the time you read this, we will have published an emergency rule in the state register outlining our management of the fund.

We also are working on distributing other growth management grants.

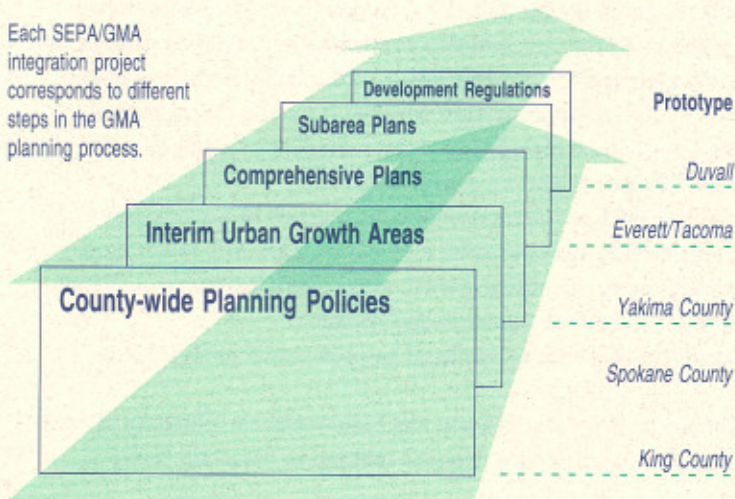
Call Growth Management Services at 360-753-2222 for details.

Integrating SEPA and GMA

Progress Report on the SEPA/GMA Integration Grant Program

The Washington State Legislature appropriated funding in the 1994 Supplemental Budget to provide grants for cities and counties to undertake planning projects that effectively integrate two state laws: the

Each SEPA/GMA integration project corresponds to different steps in the GMA planning process.



State Environmental Policy Act and the Growth Management Act. The progress of CTED's funded grant projects was reported in December of 1994 in a publication entitled, "Integrating SEPA and GMA: The Promise." While work on some projects continues, information from representatives of the six grant-funded projects provide reader's of *About Growth* with their latest findings.

King County benchmarks offer "eye" to future

By Mike Quinn, Senior Planner, King County Environmental Division

King County's SEPA/GMA grant is being used to develop an innovative "benchmarks" process that promises to bring greater coherence and credibility to the environmental review required for growth management.

The King County benchmarks program is developing a set of "indicators" that will be used to track progress in implementing county-wide planning policies. Indicators are being selected for desired outcomes in five policy areas: affordable housing, economic development, environmental protection, land use, and transportation.

A public-private Benchmarks Task Force of 15 people will develop recommendations on indicators for the Growth Management Planning Council, which developed the county-wide planning policies.

Task force discussion is resulting in improved understanding of environmental protection and growth management.

Technical work by staff will ensure that the proposed indicators are measurable; that baseline data are developed for each indicator; and that trends are monitored and reported annually.

After receiving input from a series of public and stakeholder forums, the Benchmarks Task Force has selected about 40 indicators for measurement. This fall it will develop timelines and specific target values for the indicators.

"Holding ourselves accountable for attainment of specific outcomes by some future year is a desirable goal," said Task Force co-chair, Seattle Councilmember Jim Street.

The benchmarks approach to growth management differs from traditional planning approaches by focusing on implementation and "learning as we go" rather than stopping with development of long-range plans, environmental impact statements, and regulations.

On long-range programs where some effects are highly uncertain, indicators can be established and then monitored to ensure that unacceptable environmental impacts are avoided. If successful, this approach will bring new meaning to the SEPA concept of "phased review."





King County is hopeful that benchmarks will result in an orderly, evidence-based discussion of growth management and environmental protection. "Only time will tell for sure," said Rich Feldman, Benchmarks Task Force member and representative of the King County Labor Council. "The jury is still out, but we've made a good beginning."

GIS powerful tool for Spokane's growth decisions

By Tim Lawhead, Planner, Spokane County Division of Building and Planning

Spokane County and its 11 cities and towns are currently in the process of establishing interim urban growth area boundaries.

The county's SEPA/GMA project focused on the innovative use of geographic information system technology for documenting and analyzing environmental information. Various parts of the natural and built environment were documented for multiple layers of the GIS and then analyzed through an electronic overlay process to determine areas most suitable for urban development.

Spokane County will be applying population projections along with density alternatives to identify and analyze various urban growth area boundary alternatives.

The experience gained in the SEPA/GMA project is described in a series of issue papers prepared by Huckell Weinman Associates. The firm prepared a model SEPA/GMA integration strategy and methodology for Spokane County, identified growth area criteria and environmental impacts, and provided general mitigation and implementation approaches.

The project identified two primary benefits to integration of environmental analysis in the GMA planning process.

First, when environmental information is presented early and linked with the planning process, sound rationale is provided at the right time to influence decision making as plans are being developed.

Secondly, when environmental analysis is built into the planning process, less environmental review is needed at the project level.

The most significant problem with the project was the lack of readily available information on existing land use and service capacity in any consistent format over multiple jurisdictions. Gathering information and processing it was beyond what could be accomplished within the project funding and time frame.

Because of this, the project changed its focus to study three areas within the county where information was available or could be generated within the project time frame.

Call Tim Lawhead at 509-456-2205 for information on the Spokane project.

Yakima County seeks to simplify permit system

By Lisa Freund, Communications Director, Yakima County Planning Department

The goal of Yakima County's SEPA/GMA project is to simplify the development process.

But the most outstanding benefit is the citizen participation, realized through two advisory groups called the "Shareholders" and the "Financing the Future Task Force." Representing a broad spectrum of interests and backgrounds, these 51 participants helped define "rural," analyzed rural development options, and evaluated their environmental consequences.

Yakima County's project analyzed the cost and impacts of rural development. A mitigation model was created, dividing environmental impacts into two categories: "system-wide" impacts (off-site impacts) and "project-level impacts" (on-site impacts).

Several system-wide impacts were analyzed during the comprehensive planning process, thus eliminating a SEPA step. Project impacts, however, must still be analyzed on a case-by-case basis.

The next step toward streamlining project reviews lets developers choose their mitigation techniques for system-wide impacts. This "cafeteria plan" approach offers a "menu" of mitigation measures; however, all required areas of mitigation must be addressed. For example, a developer might choose to provide a portable classroom or dedicate land instead of being told what to provide.

The difficulties with Yakima's SEPA/GMA project were the short timeline and gathering sufficient data to adequately evaluate all of the system-level impacts.



Everett subarea offers SEPA/GMA challenges

By Paul Roberts, Planning Director, City of Everett



Under traditional planning methods, environmental impacts are considered and mitigation is determined only by project-by-project review, making it difficult or impossible to understand the cumulative effects of area development. The Southwest Everett/Paine Field Subarea pilot project offers an opportunity to examine likely environmental issues on a larger scale.

The plan will examine the cumulative impacts of proposed projects and integrate SEPA mitigation measures with GMA land use codes. This approach should provide better planning and funding of capital improvements, better mitigation of impacts, and better monitoring of planning and mitigation. The integrated subarea plan also will mean that processing permits and evaluating environmental impacts should be more efficient and require less time and duplication of effort. It will provide more predictability and certainty.

The subarea is a 4,000 acre industrially-zoned area that is home to Boeing Everett and other industries. With 1,000 acres of undeveloped land and expansion capacity, it is one of the largest areas of undeveloped, industrially zoned lands with a full complement of public service capacity in Washington state. The subarea also contains significant environmental resources, including major creeks and ravines, steep slopes, and heavily wooded areas. It includes one of the most valuable wetlands in the city.

SEPA/GMA integration is accomplished through development and environmental analysis of a subarea plan that is consistent with Everett's adopted GMA plan. When complete, the plan and environmental review will have enough details to speed up permit reviews for projects consistent with the plan. In addition, the public will have a better understanding of the nature and impacts of anticipated development.

Project proponents will benefit from knowing what mitigation will be required well before individual permit applications are considered. Data compiled in the planning and regulatory process will provide applicants with valuable information regarding their site and the public services before they begin the design phase. This should help increase the support and acceptance for both SEPA and GMA with the private sector and general public.

Educating the public on the issues and developing ways to focus attention on the plan rather than individual projects has been an important part of the project. Work with the public on this project will continue through 1996.

Waterway study may cut environmental review

By Julia Koster, Senior Planner
Tacoma Public Works Department



Non-traditional environmental approaches are the focus of Tacoma's SEPA/GMA integration project for the western side of the Thea Foss waterway, located adjacent to downtown Tacoma.

The city of Tacoma prepared an environmental impact statement for the project area. Alternatives were developed through an early, extensive public participation process.

The draft EIS document provides detailed information on specific sites and on areawide impacts. The document has enough detail that it will probably provide for all or a majority of the environmental review necessary for future projects on the waterway.

Finally, draft EIS information is being incorporated into the subarea plan, creating a more integrated document that meets the requirements of SEPA and GMA.

The Thea Foss Waterway EIS project has successfully completed most of the objectives that the city had originally intended.

It has expanded the level of information available to the public and decision makers. It has established the urban design and regulatory framework for the development on the waterway. As most of the properties being studied are publicly owned, the process provided opportunities for significant citizen involvement and increased "ownership" of the waterway.

The areawide perspective of the EIS has allowed the city to initiate discussion with local, state, and federal regulatory agencies on mitigation strategies that will work for the entire length of



the waterway. This will potentially reduce future permit negotiations and provide more environmentally sensitive results through a coordinated strategy. Using a subarea-based analysis has been particularly appropriate for developing a long-range strategy for traffic and infrastructure needs.

The Thea Foss Water project approach has been reviewed for usable strategies and lessons that have been learned, particularly in the efforts to meet the requirements of ESHB 1724. While the process had a large public turnout, this does not necessarily translate into effective use of public comments. It would have been helpful to have focused topics for the public to comment on and to more clearly identify the process for using public comments in making decisions.

This project resulted in a separate subarea plan and an EIS. In the future, developing a final EIS that becomes both the SEPA document and subarea plan would be a good approach to integrate SEPA and GMA required documents. It may also eliminate some of the "boilerplate" format of traditional EIS documents and make it more meaningful for the public and decision-makers.

Finally, the cost of this process may prohibit its use in many situations. However, examining the elements of a SEPA document and determining what can be readily generated, and incorporating that into subarea plans would be very cost-effective, particularly for traffic and infrastructure development. Gathering baseline SEPA-related data may also be an effective first step in providing more detailed information in a planning document.



Testing alternatives helps Duvall produce new code

By Linda Chapman, City Planner
City of Duvall

In 1994, Duvall adopted a comprehensive plan that called for a rethinking, not only of the zoning code, but of how land use development would happen in this rural but rapidly growing city.

Our plan was to tie the regulations on paper to what they would promote on the ground, and use the SEPA process to support this method.

First, we traveled to other small cities in the region where innovative land uses exist. We brought back slides of mixed use developments that work, affordable single-family housing at higher than suburban densities, and commercial developments that "go with" older architectural styles.

Then we chose sites that represented typical parcels that would be available for development or redevelopment throughout Duvall. We analyzed the sites to see if the model parcel could actually be developed at the intensity we were proposing and still meet the performance requirements of the proposed code, such as parking and height limitations.

We also worked on unifying our development code and using our SEPA analysis in these regulations.

We organized our environmental impact statement by subareas of the city. This method captured some of the different issues in neighborhoods and allowed us to test development regulations on different kinds of land uses, such as mixed development and housing at both urban and suburban densities.

The EIS was used as a "decision document," as the different alternatives were tested, evaluated, and modified based on their performance in development situations.

What would we have done differently? While we were trying to use SEPA to support our GMA process, we could have had a bit more courage to defy convention in how the EIS was presented. We ended up with three alternatives, the standard number for an EIS, but perhaps a non-project EIS does not have to comply with this "rule."

The new SEPA rules may help us refine our SEPA process so that it is more useful to communities as we proceed with the GMA.

Growth management hearings boards

Listed below are new cases or action on existing cases before the state's growth management hearings boards.

Central Puget Sound

CASE NO. 94-3-0001 STATUS: COUNTY APPEAL DISMISSED IN THURSTON COUNTY SUPERIOR COURT 7/95

City of Tacoma et al. vs. Pierce County. Subject: Interim urban growth area.

CASE NO. 94-3-0011 STATUS: FINDING OF COMPLIANCE 8/29/95

Aagaard et al. vs. Bothell. Subject: Comprehensive plan.

CASE NO. 94-3-0018 STATUS: FINDING OF NONCOMPLIANCE 7/24/95. NO SANCTIONS RECOMMENDED.

Pilchuck Newberg Organization et al. vs. Snohomish County. Subject: Forest land.

CASE NO. 95-3-0011 STATUS: DECISION 7/25/95

Children's Alliance vs. City of Bellevue. Subject: Group homes ordinance. Bellevue's ordinance siting group homes was found in violation of the GMA and returned to the city for compliance by 9/1/95. It violates the GMA by: 1) treating group care facilities for children, including those with a physical or mental handicap, differently than other facilities; 2) precluding the siting of group homes for children, which are essential public facilities, in the city; and, 3) failing to implement goals in Bellevue's comprehensive plans on special needs housing. Appeal filed in Thurston County Superior Court.

CASE NO. 95-3-0043 STATUS: FINDING OF COMPLIANCE 8/21/95

Hensley et al. vs. Snohomish County. Subject: Comprehensive plan and development regulations.

CASE NO. 95-3-0047 STATUS: HEARING 10/19/95

Pilchuck Audubon Society et al. vs. Snohomish County. Subject: Critical areas.

CASE NO. 95-3-0048 STATUS: DISMISSED 8/8/95

Thomas Bigford vs. City of Kent. Subject: Agricultural lands.

CASE NO. 95-3-0049 STATUS: HEARING 11/14/95

Reid vs. City of Issaquah. Subject: Mineral resource lands.

CASE NO. 95-3-0050 STATUS: DISMISSED 8/30/95

Burlington Northern Railroad vs. City of Auburn. Siting of essential public facility.

CASE NO. 95-3-0053 STATUS: PETITION FILED 11/27/95

Association to Protect Anderson Creek et al. vs. City of Bremerton. Subject: Critical areas.

CASE NO. 95-3-0054 STATUS: HEARING 12/7/95

Concerned Citizens for Sky Valley vs. Snohomish County. Subject: Urban growth area.

CASE NO. 95-3-0055 STATUS: HEARING 11/30/95

South Bellevue Limited Partnership and South Bellevue Development Inc. vs. City of Bellevue

and Issaquah School District No. 411. Subject: School impact fees.

CASE NO. 95-3-0056 STATUS: HEARING 11/22/95

Agriculture for Tomorrow vs. City of Arlington. Subject: Comprehensive plan.

CASE NO. 95-3-0057 STATUS: HEARING 12/21/95

Douglas and Donna Tait et al. vs. City of Buckley. Subject: Comprehensive plan.

CASE NO. 95-3-0058 STATUS: HEARING 12/14/95

Jon Salisbury et al. vs. Bonney Lake. Subject: Capital facilities element of comprehensive plan.

CASE NO. 95-3-0059 STATUS: HEARING 1/18/96

Peninsula Neighborhood Association vs. Pierce County. Subject: EIS of comprehensive plan under SEPA.

Western Washington

CASE NO. 94-2-0017 STATUS: FINDING OF NONCOMPLIANCE 8/17/95

Olympic Environmental Council et al. vs. Jefferson County. Subject: Resource lands.

CASE NO. 95-2-0065 STATUS: DECISION 8/30/95

Friends of Skagit County et al. vs. Skagit County. The county is not in compliance with the GMA on interim UGAs and population forecast.

CASE NO. 95-2-0066 STATUS: DECISION 9/6/95

Albert M. Loomis IV vs. Jefferson County. The county is not in compliance with the GMA on its interim UGA for Port Ludlow.

CASE NO. 95-2-0068 STATUS: DECISION

City of Woodland. The Board declined to make a ruling.

CASE NO. 95-2-0069 STATUS: DISMISSED 8/22/95

Properties Four Inc. vs. City of Olympia. The board ruled that in this case Olympia's impact fee ordinance is not a development regulation and it does not have jurisdiction.

CASE NO. 95-2-0070 STATUS: DISMISSED 6/27/95

Obert et al. vs. City of Camas. Subject: Zoning ordinance.

CASE NO. 95-2-0071 STATUS: HEARING 11/2/95

Whatcom Environmental Council et al. vs. Whatcom County. Subject: Critical areas.

CASE NO. 95-2-0072 STATUS: HEARING 11/1/95

Camano Island Community Council vs. Island County. Subject: Land use planning process.

CASE NO. 95-2-0073 STATUS: HEARING 11/8/95

John Diehl et al. vs. Mason County. Subject: Interim UGAs, resource lands and critical areas, comprehensive plan, and development regulations.

CASE NO. 95-2-0074 STATUS: WITHDRAWN 8/28/95

Pope Resources vs. Jefferson County. Subject: Forest lands.

CASE NO. 95-2-0075 STATUS: HEARING 11/16/95

Friends of Skagit County vs. Skagit County. Subject: Natural resource lands and critical areas.

CASE NO. 95-2-0076 STATUS: HEARING 12/7/95

Seaview Coast Conservation Coalition vs. Pacific County. Subject: Development regulations.

CASE NO. 95-2-0077 STATUS: WITHDRAWN 8/17/95

Washington Department of Natural Resources vs. Jefferson County. Subject: Interim designation and regulation of forest resource lands.

CASE NO. 95-2-0078 STATUS: HEARING 9/25/95

James Schlatter vs. Clark County. Reconsideration of dismissal.

CASE NO. 95-2-0079 STATUS: HEARING 1/4/96

Friends of Skagit County vs. Skagit County. Subject: UGAs.

CASE NO. 95-2-0080 STATUS: HEARING 12/6/95

Cedar Park Residents Association vs. Clallam County. Subject: UGAs.

CASE NO. 95-2-0081 STATUS: HEARING 12/15/95

Ron Beckstrom et al. vs. San Juan County. Subject: UGAs.

Eastern Washington

CASE NO. 94-1-0021 STATUS: COMPLIANCE HEARING 9/6/95

Yakama Indian Nation vs. Yakima County. Subject: Critical areas. The board found the county in compliance with the GMA.

CASE NO. 94-1-0022 STATUS: RETURNED FOR COMPLIANCE

Yakama Indian Nation vs. Kittitas County. Subject: Critical areas. Returned to the county for compliance by 9/23/95.

CASE NO. 95-1-0001 STATUS: PARTIES STATE CITY IN COMPLIANCE

Coalition of Responsible Disabled vs. City of Spokane. Subject: Accessory apartments. Parties request the board enter a finding of compliance.

CASE NO. 95-1-0002 STATUS: RETURNED FOR COMPLIANCE

Victor Moore et al. vs. Whitman County. The board found the county out of compliance on part of its critical areas work and returned the matter for compliance by 2/2/96.

CASE NO. 95-1-0003 STATUS: RETURNED FOR COMPLIANCE

City of Ellensburg vs. Kittitas County. Subject: County-wide planning policies on rural development density. The board found the county out of compliance and returned the policies for compliance by 11/20/95.

CASE NO. 95-1-0004 STATUS: PARTIES IN MEDIATION

City of East Wenatchee et al. vs. Douglas County. Subject: UGA, EIS, and SEPA documents for East Wenatchee. A status report on the mediation is to be provided by 9/27/95.

CASE NO. 95-1-0005 STATUS: HEARING PENDING

Thomas Frost vs. Spokane County. Subject: Natural resource lands.

Public participation in the SEPA/GMA projects

Excerpted from a preliminary review by Carol Eychaner, Land Use Planner and Consultant

The six 1994 SEPA/GMA projects had different types and levels of citizen involvement. Due to time constraints, the number of people who could be contacted in each jurisdiction varied.

The review attempted to answer: 1) how public information was used in the project; 2) whether the public thought it had a meaningful role in the project; and 3) if the public understood decision making on some issues would shift from the project level to the plan level.

Several common themes emerged from the interviews.

- It is extremely difficult for lay-people to conceptualize and understand land use issues at the planning level. Citizens who had spent months on an advisory committee or hours in a workshop acknowledged the difficulty they had dealing with complex land use and environmental issues, especially when they were not presented in the context of a specific project. They also believed that the general public would not be able to contribute much during the formation of a planning proposal, no matter how extraordinary the public process.
- Most citizens involved in the projects could not describe the SEPA/GMA planning relation that was being tested by their project. They were addressing and resolving land use and environmental issues, but they did not fully understand the regulatory structure in which they were working.
- Generally citizens did not fully understand that many land use and environmental decisions that are currently reviewed and made at the individual development project level would, as a result of some model projects, be made at the planning level.
- It is difficult to get the general public interested and involved in land use issues at the planning level. Some projects were more successful than others in attracting the general public.
- People serving in a citizens' advisory committee capacity generally felt their participation was meaningful and worthwhile.
- Citizens were generally willing (and many actually preferred) to have staff prepare initial proposals if staff did not resist changes to or rejection of the proposals.

Grants offer SEPA/GMA strategies

Seven small SEPA/GMA grants offer innovative examples of how local governments can combine environmental review and growth management.

Nearly \$90,000 was awarded to seven communities by CTED to assist them with SEPA/GMA integration. The grants ranged from \$5,000 to \$25,000.

The city of Oak Harbor analyzed potential environmental impacts from growth in a city-wide context rather than the site specific environmental analysis. The city used the SEPA process to collect planning and environmental data on economic diversification opportunities available to the city to reduce its dependency on military expenditures.

It also analyzed the impacts of diversification and proposed mitigation measures to protect the environment while encouraging diversification.

Snohomish County Small Cities Consortium developed supplemental environmental impact statements for the comprehensive plans adopted by the cities of Sultan, Stanwood, and Granite Falls. The city of Sultan has incorporated environmental information into its unified development code. This information can also be easily referenced into other land use regulations.

Other SEPA/GMA projects

The Consortium of Cities in Stevens County developed SEPA ordinances for each of its six member

cities — Colville, Springdale, Chewelah, Kettle Falls, Northport, and Marcus. The ordinances are intended to be models for small cities and to address critical areas protection required by the GMA. The consortium also developed a users manual for small jurisdictions on the use of SEPA.

The Yakima Valley Conference of Governments developed a review process and matrix for the city of Grandview and the town of Naches for SEPA/GMA integration.

Whatcom County developed an overall SEPA strategy for implementing Whatcom County's comprehensive plan.

Mason County gathered environmental data to complete documents for SEPA/GMA integration, existing conditions and environmental impact analysis.

City of Des Moines drafted an integrated SEPA/GMA document to focus on cumulative environmental impacts on a regional level and to compare SEPA alternatives selected in comprehensive plan work.

These grants are part of CTED's technical assistant program. Before this, 52 jurisdictions were contacted by CTED to develop SEPA/GMA strategies and work plans. This grant program grew from that initial effort. For information on the grants, call CTED at 360-753-2222.



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Growth Management Services

906 Columbia Street SW
PO BOX 48300
Olympia, WA 98504-8300

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